

WEST SUBCOMMITTEE REPORT/MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
JULY 23, 2008, 7:00 P.M.

RECEIVED
AUG 18 2008
San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER – As there was no quorum at 7 p.m., the meeting was not called to order. Items would be reviewed and comments recorded and brought forward to the RCPG.
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.

Kristi Mansolf, Chair; Carolyn Dorroh, Richard Jarrett, Jeff Lachine, Kareen Madden
Charlotte Hambly arrived at 8:10 p.m.

Excused absence: George Boggs

Absent: Beverly Maes, Vivian Osborn, Luauna Stines and Tom Ramsthaler

Guests: Marcelino Gordile, Tony Collura, Becky O'Campo, Carl Teyssier, Gerri Teyssier,
Leonard Teyssier, Hadley Johnson, Phil Teyssier

3. ANNOUNCEMENTS – Ms. Mansolf announced the Ramona Air Center requested to come to the next meeting.
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None
5. Request for Waiver of Policy I-92, Waiving the Undergrounding of Utilities, TM 5194, Teyssier project on Horizon View Dr. Request is for Existing Utilities – Future Utilities Related to the Project will be Undergrounded. (H. Johnson, Engineer) (Action)

The Teyssiers and Mr. Johnson presented the project. Their subdivision on 350 (should be 280) acres of 36 lots is an approved subdivision. They have put in a left-turn lane from Hwy 78 to Horizon View. There are existing power lines on site that have been there since 1973 that were put in to provide electricity to the pumps for the orchards. The lines are 12,000 volt. There is 3 miles of utilities for the existing usage. Now the poles belong to the utilities. For the houses, the power poles will be undergrounded. The County is requiring them to go through the waiver process for the existing poles so they won't have to be undergrounded.

Mr. Lachine is familiar with the area. He is concerned that by making this an exception, it will become the rule.

The Teyssiers plan for many of the family to live in the homes. They want them to be beautiful. The poles lie in the canyons and drainages now and are not visible.

Ms. Dorroh said that she can see on the map the proposed underline path and the alternative path. She asked that they consider undergrounding the utilities within the existing right of way. Ms. Dorroh said that downed wires cause fires.

Ms. Mansolf said that the poles are already there and serve the agricultural portion of the project, which would remain unchanged if there was no project. She doesn't have a problem with leaving the existing lines where they are. No quorum, no action.

7. ZAP 87-034W1, Cohn Family Trust, Owner, 26353 Old Julian Highway
Collura, Contact. Proposal to have Farm Labor Housing – Minor Use Permit
Modification. *East Subcommittee Project (Action)Taken out of Order*

Tony Collura presented the project. They built one farm labor housing unit over what was allowed, and so have to modify their permit.

The site has 195 thoroughbreds. Twenty-three full time people live there. The facility has water. Eight of the septic systems on site have been updated. The road is paved. The farm is on 227 acres. There are many amenities for the horses, such as a jacuzzi.

There were no problems or concerns with the project. No quorum, no action.

6. AD 08-031, MOMA Ln., off Hwy 78, 0.3 miles North of Ramona Trails,
associated with TPM 20212. Ceballas-Delgado, Owner. Open Space Encroachment
for Proposed Private Road Improvements. *East Subcommittee Project (Action)
Taken out of Order*

At 8 p.m., Charlotte Hambly arrived and there was a quorum.

Ms. Mansolf spoke to the County planner regarding the project on MOMA Ln. The project has steep slope and biological open space on site. When the Tentative Map (TM) was filed in 1995, the steep slope and biological open space had the access road to the project on it, and the TM was approved. The Final Map was recorded incorrectly. When the applicant went to finalize the grading plan at DPW, it was kicked back to DPLU because the Final Map did not match the TM due to the incorrect recording. The Administrative Permit is a way for the County to document the encroachment into the open space that was included on the first map but was incorrectly recorded with the second map. The people need their road easement built to access the site. They had previously used a neighbor's property to access their house, but now the neighbor won't permit it. Ceballas-Delgado lost their home in the Witch fire and can't rebuild until the road easement is resolved.

MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT FOR THE OPEN SPACE ENCROACHMENT PRIVATE ROAD IMPROVEMENTS AND ASK THE COUNTY TO REFUND THE \$4000 COLLECTED TO CORRECT A COUNTY APPROVED MAP.

Upon motion made by Carolyn Dorroh, the Motion passed 6-0-0-0-5, with George Boggs, Beverly Maes, Vivian Osborn, Luauna Stines and Tom Ramsthaller absent.

8. GPA 08-006/PAA08-006, TM 5554/P08-032, P71-396-01, Ramona Air
Center. 2493 Montecito Rd., nearest cross st. Montecito Way. A
public/private aviation project between the County at the Ramona Airport and
the Ramona Air Center, LLC. Includes 42 Separate Buildings, Condominium

Plan, Site Plan, Major Use Permit (MUP) and MUP modification,
General Plan Amendment and Road Vacation of SC 931, Montecito Rd.
Extension through Airport. (Action) – Applicant is requesting to come to the next
meeting. Item not heard.

9. Corrections/Approval to the Minutes 6-25-08 (Action)

MOTION TO APPROVE THE MINUTES OF 6-25-08.

The Minutes were approved without objection, with George Boggs, Beverly Maes, Vivian
Osborn, Luauna Stines and Tom Ramsthaler absent.

10. Adjournment

Respectfully submitted,

Kristi Mansolf